

# Memo

To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: DISCUSS THE REVIEW/UPDATE OF ZONING ORDINANCE: DISCUSS UPDATE PROCEDURES OF ZONING ORDINANCE

Date: May 27, 2014

The Plan Commission and other village committees, commissions, and boards have discussed the need to review the zoning ordinance and districts to assess what steps, if any, should be taken to update the zoning ordinance and districts.

After speaking with Becky Roberts, a community advisor on zoning issues from the Center for Land Use Education, she advised the Plan Commission to first do some self-assessment of the current zoning ordinance before making plans to change the zoning ordinance. Some initial questions to address regarding the zoning ordinance include:

- What are the major issues of contention with the zoning ordinance?
- Does the zoning ordinance need minor/section-related edits and updates or is a comprehensive rewrite necessary?
- Do these changes require a consultant or could work potentially be done in-house?

Another issue to discuss includes the different zoning districts within the village. Some areas of the village are zoned differently than their current use or are zoned differently than what fits within the character and spirit of the community's future land use goals according to the Village of Allouez Comprehensive Plan 2014. These districts include different "A Residential", "B Residential", and "Light Industrial" zoned properties throughout the village. The Plan Commission is asked to consider how to address the issue of zoning districts:

- Does the Plan Commission want to handle the zoning district changes with the potential update of the zoning ordinance or should the projects be handled separately?
- Do changes to the zoning districts require a consultant or could work potentially be done in-house?

The Plan Commission is asked to review the zoning ordinance and zoning districts before the meeting and come ready to have a preliminary discussion on the matter.